



City of Rochester

City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov



Rochester
Preservation Board

October 9, 2014

Mr. Joe Graves
Rochester Museum & Science Center
657 East Avenue
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to construct a +/-4000SF entrance pavilion between the science museum and the planetarium, to convert a driveway to a public plaza, and to construct a dining terrace on the north side of the museum building.

On the premises at: 657 East Avenue

Zoning District: Planned Development District #4
East Avenue Preservation District

Application Number: A-045-13-14

Record of Vote(s): Motion to approve conceptual design of gateway building;
hold on the design of the plaza and terrace

B. McLear	Aye (motion)
B. Mayer	Aye (second)
J. Dobbs	Aye
C. Carretta	Aye
M. Warfield	Aye
D. Beardslee	Aye
J. Schick	Aye

Please take notice that at the Rochester Preservation Board hearing of October 1, 2014, the conceptual design of the gateway building was approved, and the design of the fountain plaza and dining terrace held to a future hearing. When you are prepared with revised designs, please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov to reserve a hearing date.

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Rochester Preservation Board

By: 

C. Mitchell Rowe
Director of Planning & Zoning

Filing Date:

I. FINDINGS OF FACT:

- A.** In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B.** Member Carretta moved to reopen this previously-denied case, on the grounds that the applicant was given insufficient time before the September hearing to respond to staff comments on the earlier design. The motion was seconded by member McLear, and agreed to by all Board members.
- C.** RMSC president Kate Bennett thanked the Board for allowing the rehearing. She explained that the six architecture firms involved in the design charrette were asked to help RMSC show the world that this is a happening science place that can make a difference in people's lives. She expressed her appreciation of the Board's earlier comments, and her understanding that the gateway building should be a transparent link between the museum and the planetarium.
- D.** Architect Jeff Roloson thanked the Board for the opportunity to continue the dialogue. He stated that his design team studied examples of projects where an addition had to be sensitive to an existing, sometimes historic, building. He showed examples of additions by designLAB, Vinoly, Liebeskind and Beyer Blinder Belle, some restrained and some assertive with a different architectural language. He stated that his team, in revising the design of the gateway building, chose to minimize competing forms, deemphasize the north side, and employ transparent glazing to allow the forms of the existing buildings to read through.
- E.** Architect Dan Pieters delivered revised renderings showing the gateway building rotated southward from its previous position, the north wall straightened to vertical, and the canopy overhang reduced from 6' to 2½', all with the intent of deemphasizing the north side. He stated that the west end of the north wall was moved south about 45', so the roof would terminate at the wall of Wilson Hall. This would allow Wilson Hall to retain its own identity. The southward rotation causes the roof to lower, because the roof follows the sloping roof of planetarium. He said that although the rendering shows the glazing clouded, it would be as transparent as possible. The existing outside walls of the museum and the planetarium would remain unclad and would be visible through the glass of the link. While most of the link would be glass, a precast concrete base and canopy would mimic the material of Wilson Hall.

Mr. Pieters stated that the south wall also rotates southward, in order to retain the necessary floor area. As a result, the west corner would extend past the southeast corner of Wilson Hall. He stated also that the purple tint of the glass was eliminated.
- F.** Member McLear stated that the museum and planetarium buildings have strong horizontal lines, and that the horizontal mullions of the gateway building should respond to these, or have a vertical emphasis like those in the Vinoly example shown earlier. He commented that, on the south side of the addition, the east end of the sloping roof stops oddly above the wall of the planetarium. Mr. Pieters acknowledged this, and stated that the design team would continue to explore this condition.
- G.** Member Warfield questioned why the southwestern corner of the link building is notched. Mr. Pieters replied that the notch allows the corner of Wilson Hall to read continuously.

- H. In response to questions by member Mayer, Mr. Roloson stated that the south parking lot will be the primary lot, with the west lot used by staff.
- I. Mr. Pieters stated that the fountain design remains as previously presented.
- J. Member Dobbs expressed acceptance of the rotation, the choice of materials, and the southern projection. He said that he finds the new design to be more subservient to the existing buildings, but wishes it were more so. He expressed concerns about the north side, which he feels is still too dramatic. He also expressed concern that the design depends too much on the planetarium, with the sloping roof and angled walls, and that it may be better if it was its own, unique structure.

Architect Bob Healy responded by saying that Wilson Hall is a three-story building with a tall first floor, and the planetarium is a single-story. The angled roof addresses this difference, and it allows the wall of Wilson Hall to be opened.

- K. Member Schick commented that he feels his fellow members are giving conflicting input. He said that the examples shown are very dramatic gestures, and that he has no problem with a dramatic building. The building does not need to be subservient, but it must be respectful of the historic buildings.
- L. Jeff Springut, a neighbor for 37 years, expressed support for the project. He stated that, from a layman's point of view, the addition is refreshing. He said that he works in the entertainment and tourism industry, striving to make the city a fun place to work, visit and play. He finds that the addition would add sparkle, especially from East Avenue, and would help to 'sell' the business of the museum. He feels that the museum needs to express the view that it is not boring.
- M. Caitlin Maeves, speaking for the Landmark Society, expressed support for the link design, which she sees as an improvement over the previous design. But she stated concern with the curved form of terrace on the Bausch building, which she finds to be incongruent with the building.
- N. John Carver, RMSC board chairperson, testified that the connection is extremely important. RMSC is a stimulator for students and adults, and it has been difficult for patrons to visit both buildings.
- O. Carolyn Birrittella, a neighbor on Girton Place, speaking for herself and neighbors, expressed support. She agrees that it is difficult to move between the existing buildings, especially for children.
- P. John Lembach, speaking for the Park-Meigs Neighborhood Association, testified that he supports the concept, which he finds much improved. He said that removal of the 'wildly soaring' roof makes the proposal more in character with East Avenue, and that the building does not overwhelm the existing buildings. He stated his appreciation that the planetarium is largely unchanged 40 years after it was built.
- Q. Member Beardslee stated that signage will need review, and will help with way finding.
- R. Member Carretta expressed his appreciation for the design changes, and expressed his support.

- S. Member Schick stated that he feels this is an opportunity to do something other than borrow from the planetarium, to be more like the additions shown in the examples. Nonetheless, he finds this to be a great solution that solves the problems. He did, however, express concern with the link's roof stopping above the planetarium.
- T. Mr. McLear stated that the new design is a definite improvement over the former, and is moving in the right direction. He said he is not concerned with having a connection, but is concerned with the connection advertising itself too much. He said that the Board is not trying to be negative, but it is charged with protecting two iconic buildings. He said that he considers this to be a schematic design, and is in favor of the concept.
- U. Ms. Mayer stated that the Board still needs to discuss the terrace. Mr. Schick agreed, stating that it may be too reverential to the Bausch building. He sees an opportunity to do something more modern. Messrs. McLear and Dobbs agreed.

II. RESOLUTION(S):

The Board found that concept design of the gateway building is appropriate to the historic visual character of the property and preservation district, and asked the design team to further develop the design. The Board chose to hold comments on the fountain plaza and dining terrace to a future hearing.

III. EVIDENCE:

- A - Application
- B - Aerial view of addition
- C - Photosimulations of exterior and interior
- D - Letter of support from the Park-Meigs Neighborhood Association
- E - Appearances by Kate Bennett, Jeff Roloson, Dan Pieters, Bob Healy, Jeff Springut, John Carver, Carolyn Birrittella, Caitlin Maeves, John Lembach
- F - Site visits by Board members



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Rochester
Preservation Board

October 9, 2014

Mr. Terry Flynn
1150 Park Avenue
Rochester, NY 14610

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to legalize installation of vinyl windows.

On the premises at:	1150 Park Avenue														
Zoning District:	R-2 Medium-Density Residential District East Avenue Preservation District														
Application Number:	A-015-14-15														
Record of Vote(s):	<table><tbody><tr><td>J. Dobbs</td><td>Denied (motion)</td></tr><tr><td>D. Beardslee</td><td>Denied (second)</td></tr><tr><td>C. Carretta</td><td>Denied</td></tr><tr><td>B. Mayer</td><td>Denied</td></tr><tr><td>M. Warfield</td><td>Denied</td></tr><tr><td>B. McLearn</td><td>Denied</td></tr><tr><td>J. Schick</td><td>Denied</td></tr></tbody></table>	J. Dobbs	Denied (motion)	D. Beardslee	Denied (second)	C. Carretta	Denied	B. Mayer	Denied	M. Warfield	Denied	B. McLearn	Denied	J. Schick	Denied
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B. Mayer	Denied														
M. Warfield	Denied														
B. McLearn	Denied														
J. Schick	Denied														

Please take notice that at the Rochester Preservation Board hearing of October 1, 2014, your application was denied. Board members suggested that they may accept some form of mitigation in exchange for keeping some or all of the windows, but they offered no suggestions. The enforcement case will remain open until resolved.

For questions, contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov.

Rochester Preservation Board

By: 

C. Mitchell Rowe
Director of Planning & Zoning

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I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Owner Terry Flynn testified that the house has been in his family for 100 years, and he has been there for 25 of those years. He replaced 25 windows for the safety and security of his family, after the house had having been broken into twice. He stated that some windows had mold and rot, some were stuck shut, and some had broken glass. He said that the new windows are custom sized to fit the openings, and that he removed 80-year-old triple-track storm windows. He feels that the house appears much improved. He expressed awareness of the preservation district, but stated that this is the first time he's had to come to the Board.
- C. Richard Flynn, Sr. testified that he was born in the house in 1937. He affirmed that the windows were badly worn and that the house is much better off with the new windows and without the storm windows.
- D. John Lembach, speaking for himself, testified that there is room for compromise. He stated that he just finished installing Andersen windows for \$700 installed. He doesn't want the applicant penalized, but feels there is an alternative.
- E. Member Carretta suggested that Mr. Flynn propose some form of mitigation in exchange for keeping some or all of the windows. Board staff P. Siegrist asked Board members for recommendations, but none was proffered.

II. RESOLUTION(S):

The Board found that the vinyl windows are inappropriate to the historic visual character of the preservation district.

III. EVIDENCE:

- A - Application
- B - Photograph of existing conditions
- C - Appearance by Terry Flynn
- D - Site visits by Board members



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Rochester
Preservation Board

October 9, 2014

Mr. Thomas Spellman
Genesee Valley Club
421 East Avenue
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to construct two additions to the existing club, totaling about 6,200SF.

On the premises at: 421 East Avenue

Zoning District: R-3/O-O High-Density Residential District
With Office Overlay
East Avenue Preservation District

Application Number: A-020-14-15

Record of Vote(s):

D. Beardslee	Approve (motion)
C. Carretta	Aye (second)
B. Mayer	Aye
M. Warfield	Aye
B. McLearn	Aye
J. Schick	Aye
J. Dobbs	Aye

Please take notice that at the Rochester Preservation Board hearing of October 1, 2014, your application was approved as submitted. In addition to this approval, a building permit is required, and may be obtained at the Buildings & Zoning office, room 121B in City Hall.

For questions, contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov.

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By: 

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Director of Planning & Zoning

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I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Rudy Warren, club president, testified that the Perkin mansion has been the club's home since 1920, although the organization dates to 1885. Similar clubs in Rochester have gone out of business, and the challenge to the club is to retain its great tradition and to remain current. Mr. Warren stated that the club has over 700 members, and 91% approve of the project. The historic mansion in the front will remain as is, and the expansion will occur at the rear of the club.
- C. Architect Jeff Roloson delivered an updated set of drawings that includes the landscape plan. He testified that the project involves internal renovations and two additions, one of 3,643SF for sports and fitness and the other of 2,534SF for dining. A lower dining terrace would be added just east of this addition. Mr. Roloson stated that the design language was taken from the existing building. Windows would be wood, and be operable. The cornice would be of Azek® applied over the brick. Lintels over the windows would be precast. The only exterior lighting would be wall packs over exterior doors, directed downward. There would be no lighting on the terrace.
- D. Doug McCord, landscape architect, described the proposed site work, which will continue the character of the existing. He stated that two trees—a red oak and hornbeam—would be removed for the grill addition. The site is well-wooded, and he sees no opportunity or need to plant new trees.
- E. Caitlin Meives, speaking for Wayne Goodman, director of the Landmark Society, expressed support for the project and appreciation for being involved early.
- F. Marilyn Tedeschi, speaking for the AAUW club nearby, expressed support for the project
- G. John Lembach, speaking for the board of the Park-Meigs, expressed full support.

II. RESOLUTION(S):

The Board found that the additions, as proposed, are appropriate to the designed historic character of the property and the preservation district.

III. EVIDENCE:

- A - Application
- B - Aerial site plan
- C - Floor plans and elevations
- D - Photosimulations of proposed additions
- E - Appearances by Rudy Warren, Jeff Roloson, Doug McCord, Caitlin Meives, Marilyn Tedeschi, and John Lembach
- F - Site visits by Board members



October 9, 2014

Mr. Mark Fuller
DePaul
1931 Buffalo Road
Rochester, NY 14624

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace a clay tile roof with asphalt shingles.

On the premises at: 810 University Avenue

Zoning District: R-2/O-B Medium-Density Residential District
With Boutique Overlay
East Avenue Preservation District

Application Number: A-021-14-15

Record of Vote(s):

J. Dobbs	Approved on condition (motion)
B. Mayer	Aye (second)
D. Beardslee	Aye
J. Schick	Aye
B. McLearn	Aye
C. Carretta	Aye
M. Warfield	Nay

Please take notice that at the Rochester Preservation Board hearing of October 1, 2014, your application was approved on the condition that the roofing matches that of 816 University Avenue next door. In addition to this approval, you must obtain a building permit for a roofing tear-off, at the Buildings & Zoning office, room 121B in City Hall.

For questions, contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov.

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C. Mitchell Rowe
Director of Planning & Zoning

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I. FINDINGS OF FACT:

- A.** In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B.** Architect Joe Gibbons stated that DePaul's intent has been to retain and repair the roof since renovating the building in 2011. He stated that the tiles are old, however, and that the roof leaks, despite having been patched as best possible. Various roofing contractors have been unable to find the leaks, and roofers are now declining to go on the roof due to safety concerns. Mr. Gibbons stated that replacement tiles are available, but the cost could be two to four times that of asphalt shingles. He said that DePaul's goal is to have a lower maintenance roof.
- C.** Member Schick stated that the leaks may be caused by failed fasteners and flashings. He and member Dobbs agreed that the roof is probably at the end of its life. Member Warfield expressed desire for supporting documentation that all options have been explored. Member McLearn stated that the tile roof is appears inappropriate to the style of the house, and that asphalt shingles are a better choice.

II. RESOLUTION(S):

The Board found that the replacement of the tile roofing with asphalt shingles is appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A -** Application
- B -** Photographs of existing conditions
- C -** Site plan of DePaul development
- D -** Building elevations
- E -** Appearance by Joe Gibbons
- F -** Site visits by Board members



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Rochester
Preservation Board

October 9, 2014

Mr. Zach Taccone
836 Genesee Park Blvd., Apt. 1
Rochester, NY 14619

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to legalize removal of a tree in the rear of the property.

On the premises at: 46 Vick Park A
Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District
Application Number: A-022-14-15

Record of Vote(s):

J. Dobbs	Approved on condition (motion)
B. Mayer	Aye (second)
B. McLear	Aye
J. Schick	Aye
M. Warfield	Nay
C. Carretta	Nay
D. Beardslee	Nay

Please take notice that at the Rochester Preservation Board hearing of October 1, 2014, your application was approved on the condition that the remaining tree stump is removed. No further review or permit is needed.

For questions, contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov.

Rochester Preservation Board

By: _____

C. Mitchell Rowe
Director of Planning & Zoning

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I. FINDINGS OF FACT:

- A.** In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B.** Owner Zach Taccone testified that the tree was cracked for over a year before he felt it was unsafe. He stated that he didn't want to spend the money to remove it, but he felt it was necessary for the safety of his tenants and neighbors. He apologized for removing the tree without approval.
- C.** Member Warfield asked whether an arborist had examined the tree, but Mr. Taccone said no. Mr. Warfield also stated that the support letters expressed pleasure to have the cotton gone, but not the cottonwood tree.

II. RESOLUTION(S):

The Board found that the removal of the tree is appropriate to the historic visual character of the property and district, on the condition that the remaining stump is removed.

III. EVIDENCE:

- A -** Application
- B -** Photographs of existing conditions
- C -** Letter from Bill Zamiara, B&T Plowing and Tree Service
- D -** Letters of support from three neighbors
- E -** Appearance by Zach Taccone
- F -** Site visits by Board members